

700-702 NATIONAL COURT RICHMOND, CA



REAL
ESTATE

New 4,000 amps @480v Upgrade in Progress

**EXTENSIVE MARKET-READY
IMPROVEMENTS UNDERWAY**



**±267,500 RSF INDUSTRIAL WAREHOUSE DISTRIBUTION
OPPORTUNITY WITH AMPLE FREEWAY VISIBILITY**

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

700-702 NATIONAL COURT

±267,500 SF Industrial Warehouse Distribution
Opportunity with Ample Freeway Visibility



Located directly
on I-580 with
immediate access



700 ±17,000 SF (office only)
702 ±125,000 SF



4,000 amps total (in progress)
500 amps (office only)

702 NATIONAL COURT

±250,500 SF

Building Size
±250,500 SF

Building Dimensions
683' x 362'

Power
4,000 amps total

Office Size
±7,000 SF

Loading
Single loader

Grade Level Doors
2

Dock-High Doors
20 with levelers

Clear Height
22'

Column Spacing
40' x 60'

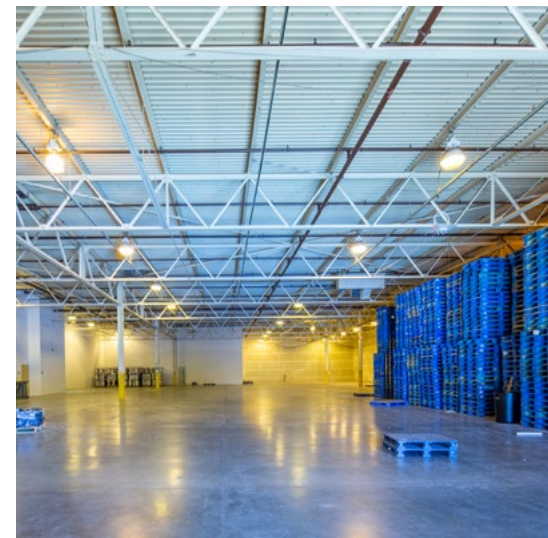
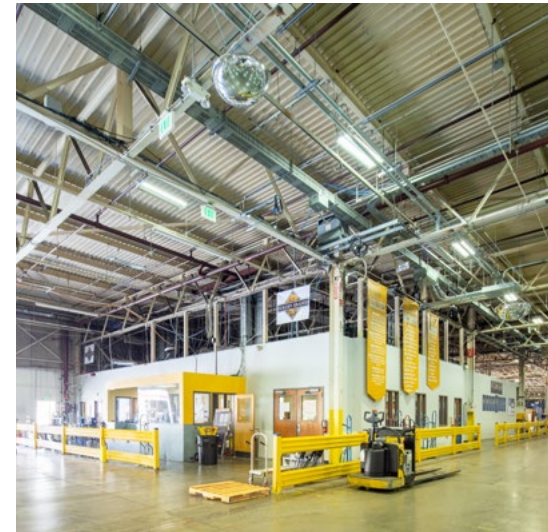
HVAC
Roof mounted packaged units, split systems & heat pumps

Truck Court
131'

Auto Parking
75 spaces

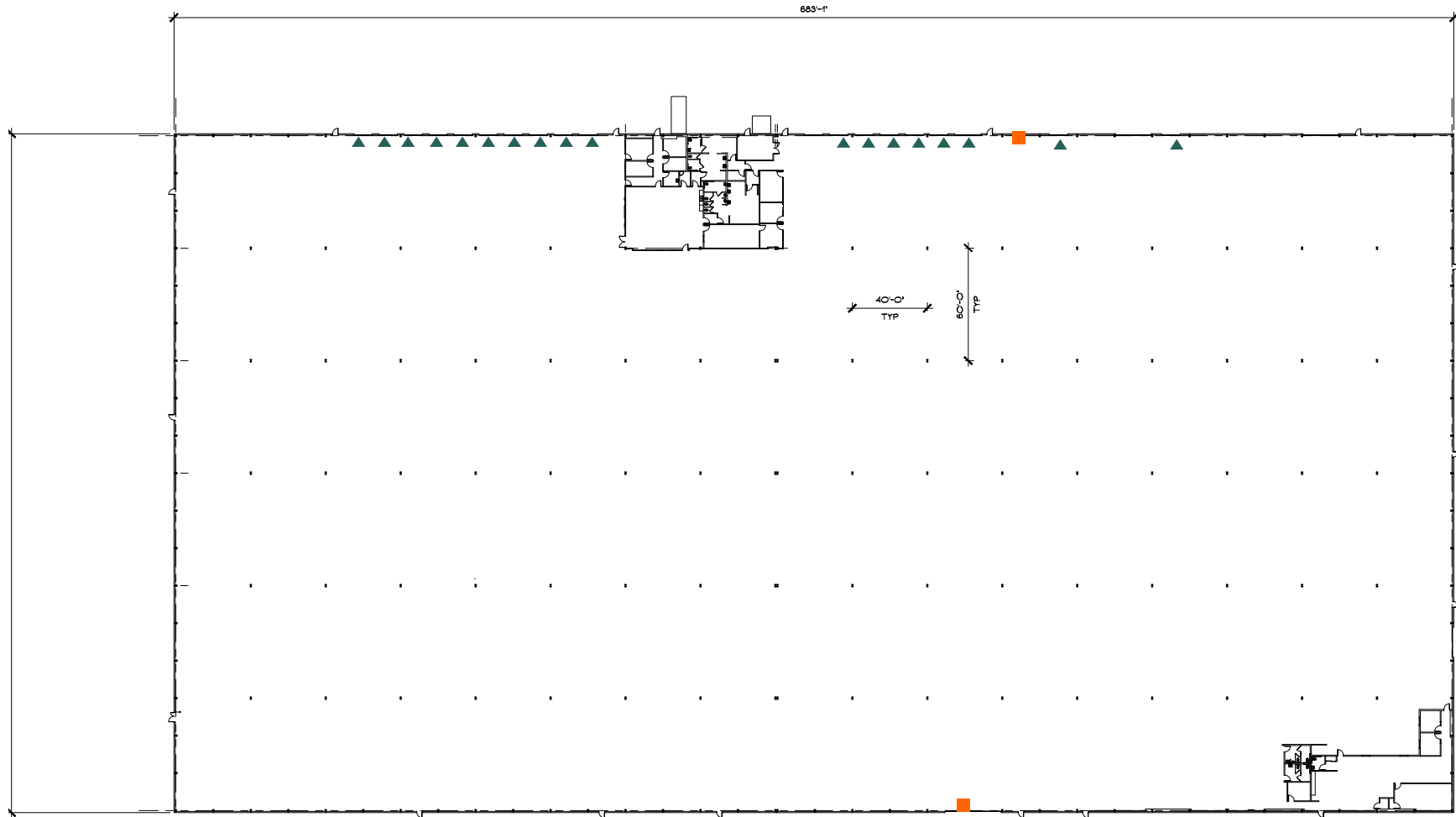
Fire Suppression
Standard wet system

**EXTENSIVE MARKET-READY
IMPROVEMENTS UNDERWAY**



702 NATIONAL COURT

±250,500 SF



▲ DOCK DOORS ■ GRADE DOORS

700 NATIONAL COURT

±17,000 SF

Building Size

±17,000 SF

Office

Spec office buildout

Clear height

16'-18'

Power

500 amps@ 480v, 3-phase
4W

Floors

4" slab

Building Dimensions

280' x 60'

Loading

1 grade-level door

Ideal for

R&D, assembly, office,
showroom

HVAC

Central HVAC

Gated Parking

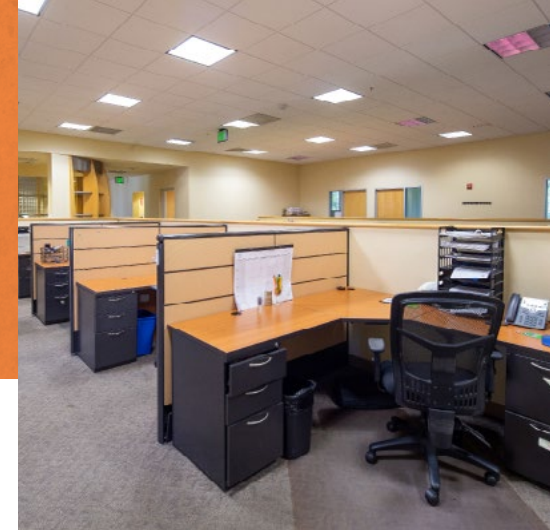
120 spaces

Ceilings

Exposed ceilings
throughout

Outdoor space

Garden patio

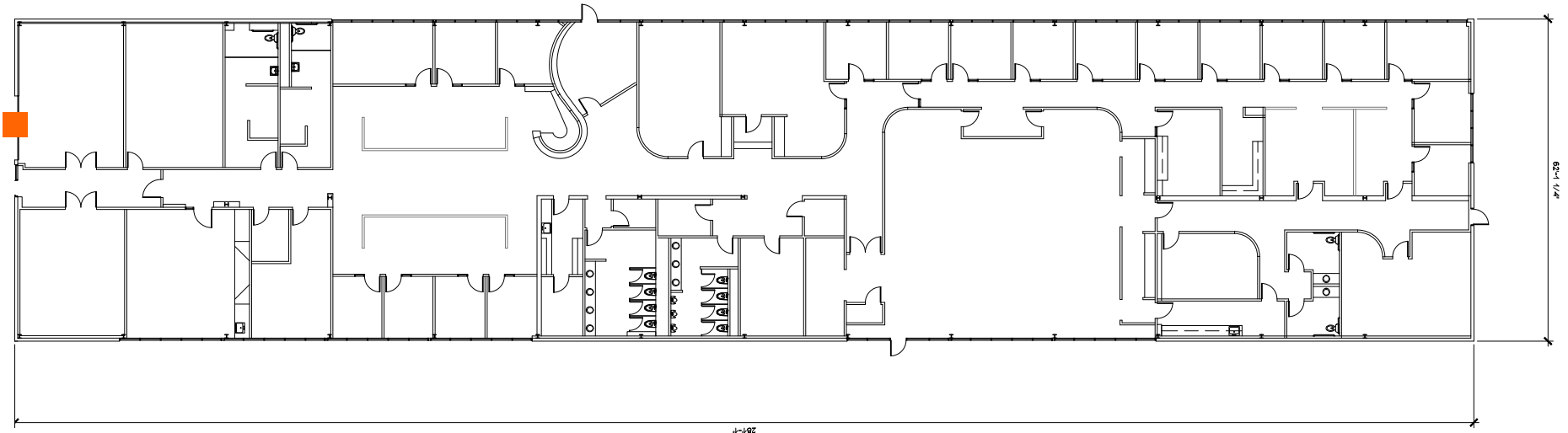


**FLEX R&D SPACE MARKET-READY
IMPROVEMENTS INCLUDING RENDERINGS
AND PLANS AVAILABLE UPON REQUEST**

700 NATIONAL COURT

±17,000 SF

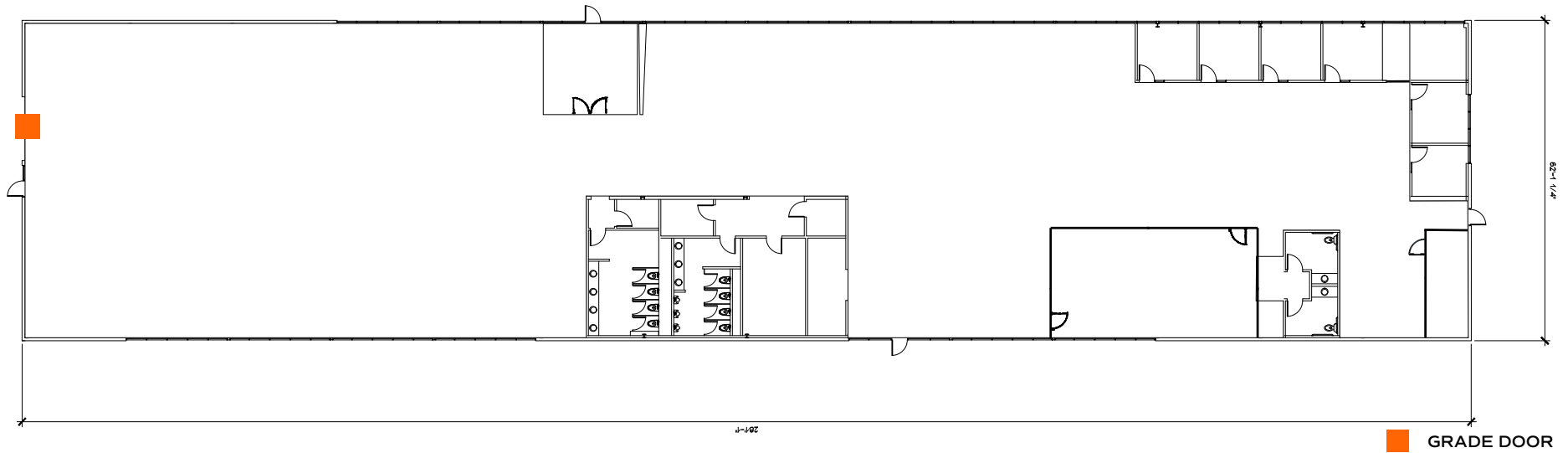
AS-BUILT OFFICE PLAN



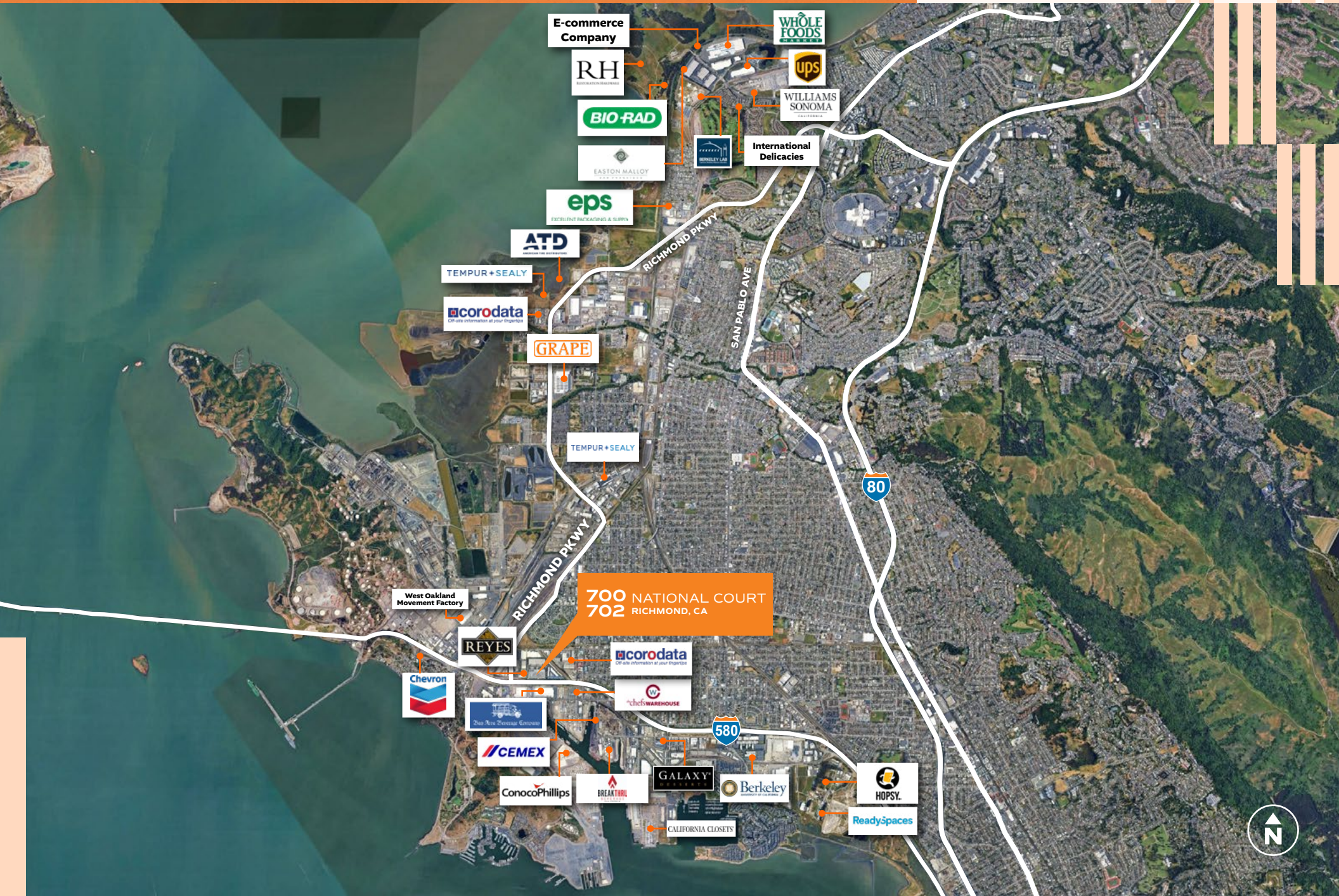
 GRADE DOOR

700 NATIONAL COURT

±17,000 SF
FLEX R&D PLAN - ALTERNATIVE OPTION



CORPORATE NEIGHBORS



DELIVERY DRIVE TIMES



To Cities

Fresno
175 miles

Los Angeles
380 miles

Las Vegas
569 miles

Phoenix
759 miles

Reno
218 miles

Salt Lake City
745 miles

Boise
668 miles

Portland
635 miles

Seattle
839 miles

Denver
1,254 miles

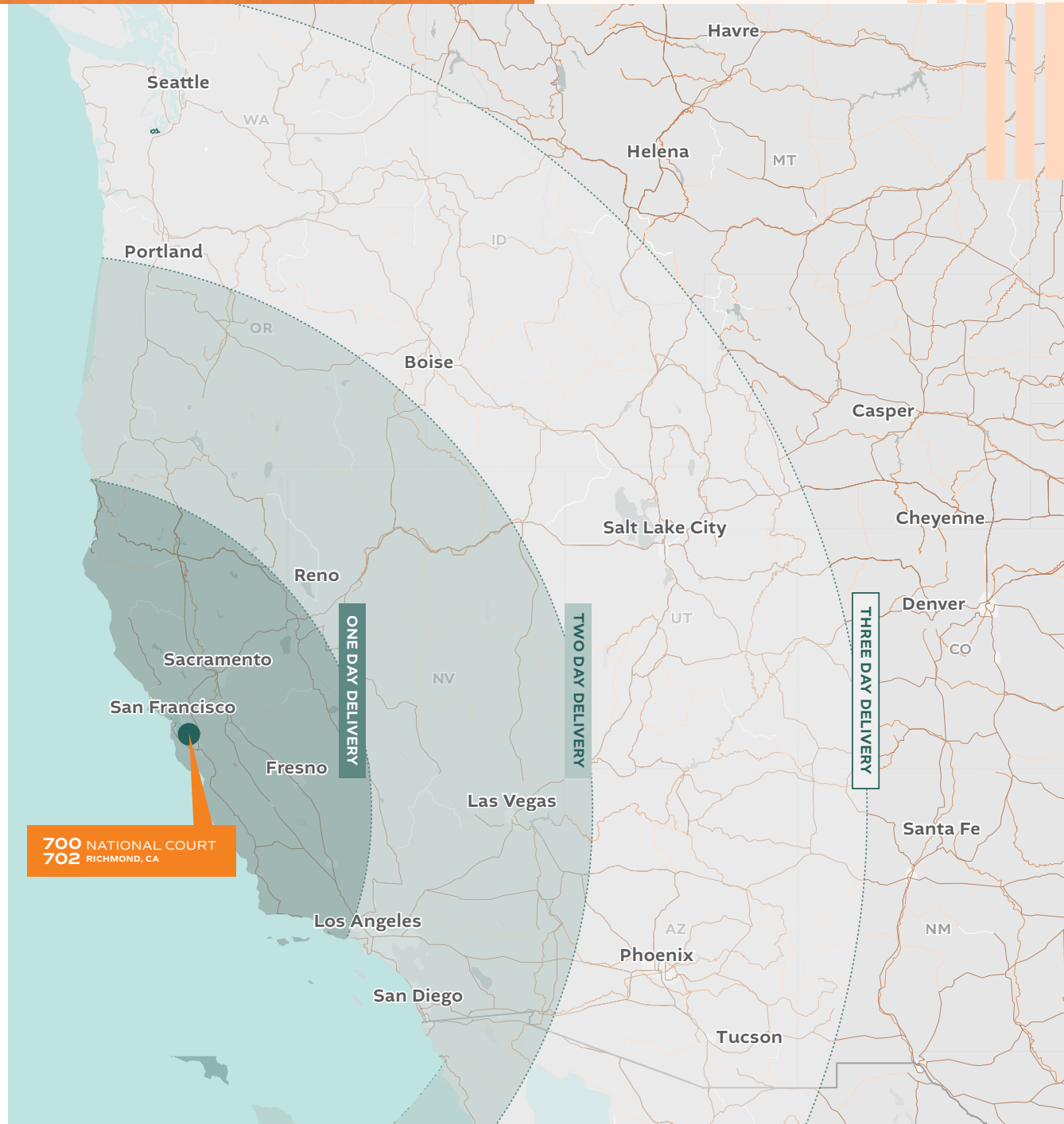


Transit Days From 702 National Court

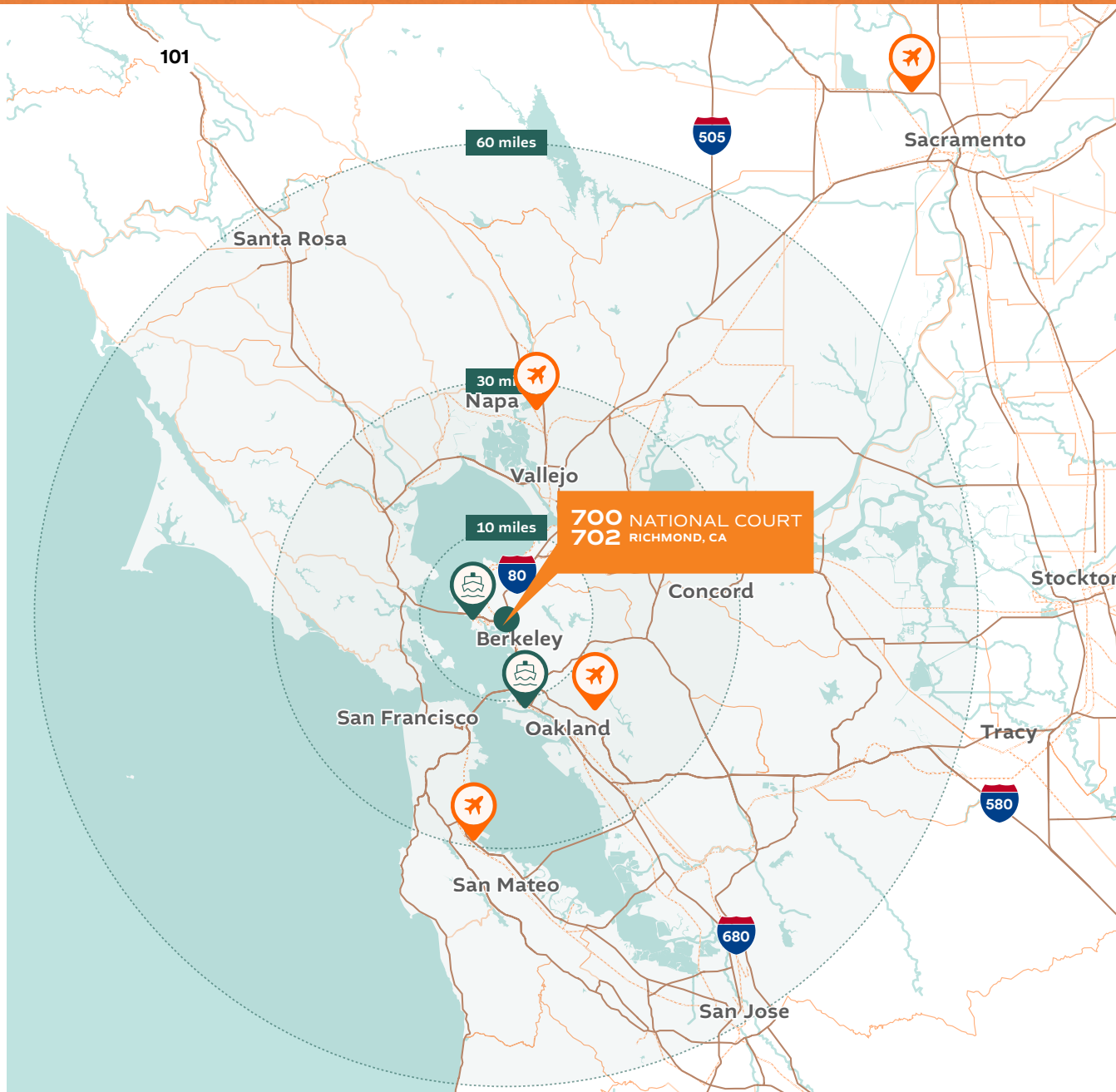
1 day delivery

2 day delivery

3+ day delivery



ACCESS TO THE BAY



Mass Transportation

Richmond BART	2.2 miles
Richmond Amtrak	2.2 miles
Richmond Ferry	2.6 miles



Major Roads

I-580	0.1 miles
I-80	3.4 miles



Ports

Ports of Richmond	3.6 miles
Ports of Oakland	13.5 miles



Cities

Marin County	7.0 miles
Oakland	13.5 miles
San Francisco	19.6 miles
Walnut Creek	24.6 miles

700-702 NATIONAL COURT



WHY RICHMOND

Richmond has a strong industrial heritage and was once home to a large number of shipyards during World War II, which played a vital role in the war effort. Today, the city is still home to a number of manufacturing and industrial businesses, but it is also known for its cultural diversity, natural beauty, and community-driven initiatives.

Sustainability, smart growth, transit-oriented development and New Urbanism guide the design and development of Richmond and it is a key location for industrial tenants.

FAST FACTS



116,814

Number of Residents
Projected by 2027



57,423

Number of Employees
in Richmond



32

Miles of Shoreline



40,442

Housing Units



31

Miles of San Francisco
Bay Trail



6,495

Acres of Public Parks

REVITALIZED RICHMOND



The BART/Amtrak intermodal station provides easy access to Berkeley, Oakland, San Francisco, and Sacramento for talent.



Residential communities in the Hilltop, Marina Bay and Brickyard Cove Areas provide access to a strong consumer base.



The Richmond-to-San Francisco Ferry provides service to San Francisco in 35 minutes



Landmark buildings such as the Civic Center, Richmond Plunge and Ford Assembly Building have become advanced manufacturing hubs in Richmond.

700-702 NATIONAL COURT



ACCESS TO TALENT & CONSUMERS

Within 30 minutes



Total
Population
1,422,882



Median Disposable
Income
\$93,881



Median Home Value
\$1,075,390



Warehousing
& Distribution
Employees
44,676



Median Household
Income
\$113,976



Millennial Population
(Born 1981 to 1998)
400,337



Manufacturing
Employees
44,914



Spent \$500+ online
in last 12 months
348,063



Total
Households
549,877

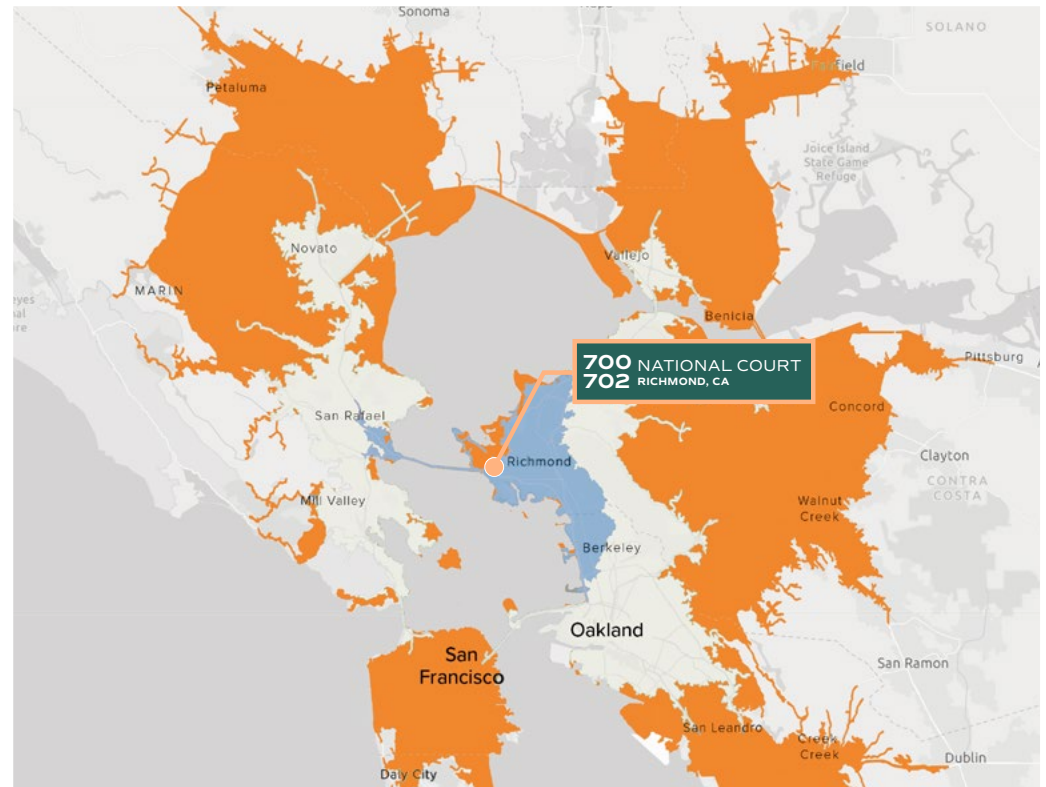


Household Income
100K+
304,808



Ordered item
online in last
12 months
1,031,149

Drivetime Map



15 min 30 min 45 min

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REAL
ESTATE

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